

Town of North Hempstead



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1547th

PUBLIC HEARING

WEDNESDAY, JANUARY 25, 2012

9:30 A.M.

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

JANUARY 25, 2012

APPEAL #19235 – Thomas Martorano, variances 70-101.B, 70-208.F, and 70-229.A to permit the maintenance of a portico to a non-conforming dwelling within a required front yard setback and non-compliance with previous Appeal #17865; S/E/cor. 52 Clapham Ave. & Second St., Manhasset, Sec. 3, Blk. 131, Lot 22, R-C District.

GRANTED

APPEAL #19229 – Antonino Sausa & Pia Pizzolato, variances of 70-40.B, 70-41 and 70-42.3, to permit the construction of a one-family dwelling with insufficient front & side yard setbacks; and exceeding the sky exposure plane; S/E/cor. 70 Harbor Hills Dr. & Warwick Pl., Port Washington, Sec. 4, Blk. 15, Lot 29, R-B District.

CONTINUED

APPEAL #19230 – Gerard E. Meyer, RA, variance 70-31.A, to permit the maintenance of a wood deck with insufficient aggregate and side yard setbacks; W/side 79 Searingtown Rd., 401.19' S/of Hilltop Rd., Searingtown, Sec. 7, Blk. 151, Lot 18, R-A District.

GRANTED

APPEAL #19231 - Marcy Z. Beyzavi, variance 70-28, 70-32, to permit erection of a one-story addition to a one-family dwelling exceeding the permitted lot coverage and within the required rear yard setback; W/side 9 Sugar Maple Dr., 145.56' N/of Green Dr., Roslyn, Sec. 9, Blk. 638, Lot 5, R-A District.

ADJOURNED

APPEAL #19233 – Cow Bay Housing, appeal for determination under 70-225 and variances 70-100.2.A(2), 70-100.2.A(5)(b), to permit fencing exceeding the permitted height and within a required front yard; S/side 2 Cowbay Green Lane (Harbor Hills Rd.), 403.87' W/of New Charles Ave., Port Washington, Sec. 5., Blk. A, Lot 336, R-M District.

ADJOURNED

APPEAL #19234 – Edward Butt/Dunkin' Donuts, variances 70-196.J(2),(b)&(d), to permit the erection of a ground sign exceeding the permitted area and with insufficient space between the bottom of the sign and the ground; 705 Old Country Rd. between Arlington St. and Barrington St., Westbury, Sec. 10, Blk. 164, Lot 61, B-A District.

GRANTED

APPEAL #19232 - 95 Hopper Avenue, LLC, variances 70-103.A, B, F, & M and 70-212.B, to permit the maintenance of an alteration to an industrial building, construction of an interior basketball court and maintenance of outdoor storage with insufficient off-street parking and loading zones, insufficient parking stall size, parking within the required front yard setback and storage of materials within 120' of the property line, not properly screened from the ground level and exceeding the allowable lot area for storage use; W/side 95 Hopper St., 100' S/of Main St., Westbury, Sec. 11, Blk. 71, Lot 9-15, 50-58, I-B District.

RESERVED DECISION

ADJOURNED CASES

APPEAL #18710 - Bella Calabria Farms, Inc./Dominicks Deli/ Rosa Zito, conditional use 70-45.E and variances 70-45.E(5), 70-103.F & 70-103.M to permit maintenance of a retail grocery store/delicatessen with insufficient landscaped buffer and number of loading zones, and parking within a required front yard setback; N/W/cor #401 Herricks Rd. & Wilson Blvd., New Hyde Park, Sec. 9, Blk. 515, Lot 43, R-C District.

ADJOURNED

APPEAL #18999 – Wheatley Hills Golf Club, LLC, request for a determination under 70-225.A of the code to review the outstanding permit fees due as indicated on the notice of omission issued by the Building Official; N/side 147 Hillside Ave., East Williston, Sec. 9, Blk. 546, Lots 13.A & 13.B, R-AA District.

ADJOURNED

CONTINUED CASE

APPEAL #18919 - Carmela Iannelli., variances 70-49.B&C, 70-51.A, 70-52.3B & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling exceeding the permitted gross floor area & lot coverage with insufficient side yard setback & encroachment into the required sky exposure plane; S/side 123 Bethel Rd., 182.95' W/of Dorsett Ave., Albertson, Sec. 9, Blk. 113, Lot 31 & 32, R-C District.

ADJOURNED

RESERVED CASES (PENDING DECISION)**JANUARY 25, 2012**

APPEAL #19090 – Thomas Iannotti/Kurt Jacobs, R.A., conditional use 70-45.A and variances 70-50.C and 70-230 to permit additions and alterations not in compliance with Town Code to a single family dwelling into a required front yard setback and a conversion to a mother-daughter use; N/side #295 Curtis Ave., 60' E/of Lindbergh Blvd., Carle Place, Sec. 10, Blk. 35, Lot 94, R-C District. (5-25-11).

RESERVED DECISION

APPEAL #19100 – Christopher Cavallaro, variance 70-49.C to permit an addition and alteration to an existing one family dwelling exceeding the permitted gross floor area; E/side #60 Gerard Ave., 360' S/of Evans St., New Hyde Park, Sec. 8, Blk. 114, Lots 8-12, R-C District. (7-13-11).

RESERVED DECISION

APPEAL #19109 – Charles Krypell Inc., appeal for a determination to review the Notice of Disapproval issued by the building official and variances 70-44, 70-103.B&F, 70-139.A and 70-203.G to permit the erection of 2 commercial buildings with insufficient off-street parking, loading zones, required planted buffer strip and parking within a residential district; N/E/cor #30 Glen Cove Rd. and Northern Blvd., Greenvale, Sec. 20, Blk. 29, Lot 52, B-B and R-C Districts. (6-22-11).

PARTIALLY GRANTED/PARTIALLY DENIED

APPEAL #19110 – Hyung Ryul Shoi, variances 70-125 and 70-215 to permit the construction of a single-family dwelling with frame construction in a business zone – not a permitted use; N/side #16 Arleigh Dr., 90.53' W/of Willis Ave., Albertson, Sec. 7, Blk. 76, Lots 26-28, B-A & R-B Districts. (7-13-11).

RESERVED DECISION

APPEAL #19144 – G&I Contractors, conditional use 70-139.I, variances 70-203.J and requests for determination or, in the alternative, variances 70-146.A, 70-145.A, , 70-212.A & 70-229.A to permit the maintenance of an expansion and alterations to a commercial structure within a required rear yard setback, not in compliance with a previous decision (Appeal No. 11936) and an accessory storage building; N/E/ cor #110 Mineola Ave., & Villa Pl., Roslyn Heights, Sec. 7, Blk. 30, Lot 23, B-B District. (9-7-11).

RESERVED DECISION

APPEAL #19150 – 17-B Street Corp., request for determination or, in the alternative, variances 70-47.A, 70-47.1.D, 70-51.A, and 70-210.1 to permit the maintenance of an existing dwelling within a required side yard setback on a subdivided lot with insufficient lot area and lot width; N/side #17 School St., 425' E/of Harbor Rd., Port Washington, Sec. 5, Blk. A, Lot 159, R-C District. (9-21-11).

RESERVED DECISION

APPEAL #19162 – Gennari’s Italian and French Bakery/DBA Cardinali Bakery, conditional uses 70-139.A & F and variances 70-103.A, 70-145.A, 70-146, and 70-203.G & J to permit the maintenance of additions and alterations to a commercial structure for use as a retail bakery, commercial bakery and restaurant with insufficient parking; elimination of clear space between vehicular entry doors and street; within a required rear yard setback; elimination of a required planting strip buffer; and fence exceeding the permitted height; N/side #465 Westbury Ave., 278.08’ W/of Cherry Ln., Carle Place, Sec. 10, Blk. 18, Lots 54-59 & 161, B-B District. (10-5-11)

RESERVED DECISION

APPEAL #19163 – M&G Services, variance 70-196.J to permit the installation of two wall signs exceeding the permitted height above grade; E/side #488 Great Neck Rd., 100’ S/of Clair St., Great Neck, Sec. 2, Blk. 50, Lot 6, B-A District. (9-21-11).

GRANTED W/CONDITIONS

APPEAL #19168 – Steven F. Levine, variances 70-52, 70-100.2.A(2) and 70-100.2.A(4) to permit the maintenance of fencing exceeding the permitted height and masonry walls within the required front and rear yard setbacks; S/E/cor. #110 Plympton Ave. & E. Woodward St., Roslyn Heights, Sec. 7, Blk. 16, Lot 307, R-C District. (10-5-11).

RESERVED DECISION

APPEAL #19171 – 813 Prospect Ave. LLC, variances 70-195.14.A, C, & E, 70-208.F, and 70-215.A, to permit an addition of frame construction to an existing non-conforming commercial structure with inadequate screening of service areas from adjacent streets and neighboring residences for conversion of a two-family dwelling into a mixed use; N/W/cor. #813 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 103, Lot 46, B-A Zone, New Cassel overly district. (11-02-11)

RESERVED DECISION

APPEAL #19173 – Sandy Portnoy, appeal for determination on the applicability of Section 2-28 of the Town Code; E/side #40 Brussel Dr., 96.86’ S/of Herbert Dr., New Hyde Park, Sec. 9, Blk. 589, Lot 23, R-C District (original hearing closed November 16, 2011). (R – 10-05-11) (R – 01-11-12)

RESERVED DECISION

APPEAL #19176 – Sean McPartland, variances 70-38, 70-39.B, 70-40.A, 70-41.A, and 70-208.F to permit a second story addition to a non-conforming single family dwelling within required front and side yard setbacks and exceeding the permitted lot coverage and gross floor area; N/side #131 Laurel Dr., 275’ W/of Lawrence St., New Hyde Park, Sec. 8, Blk. 303, Lot 8, R-B District.

RESERVED DECISION

APPEAL #19185 – James Graham, variance 70-100.2.A(2) to permit the installation of a fence in a required front yard setback; N/W/cor. #96 Irma Ave. & Cannon Pl., Port Washington, Sec. 5 Blk. D, Lot 200, R-C District. (11-02-11)

GRANTED W/ CONDITIONS

APPEAL #19186 – Michelle Bazzini, variances 70-50.C, 70-100.2.H & 70-208.F to permit the maintenance of a deck within a required front yard setback and an A/C unit within a required side yard setback on a non-conforming single-family property; S/side #98 Bayview Ave., 510.64' W/of Mackey Ave., Port Washington, Sec. 5, Blk. 54, Lot 124, R-C District. (11-02-11)

GRANTED

APPEAL #19189 – Eric Jennings, variances 70-52, 70-100.2.A(2), & 70-100.2.H to permit the installation of a fence and A/C unit in a required front yard setback and the expansion of a deck into a required rear yard setback; S/E/cor. #78 Terrace Dr. & Clearland Ave., Carle Place, Sec. 10, Blk. 304, Lot 18, R-C District. (11-02-11)

RESERVED DECISION

APPEAL #19200 - Chris Koestner, variance 70-100.2.A(2), to permit the erection of fencing in a front yard and exceeding the permitted height, N/side 123 Willow St., 100' W/of Madison Ave., Roslyn Heights, Sec. 7, Blk. 26, Lots 5, 6, 47, 48, R-B District. (12-14-11)

RESERVED DECISION

APPEAL #19223 – Claire Gangi – variances 70-39.C, 70-40.B and 70-100.2.D to permit the maintenance of a one-story addition exceeding the permitted gross floor area; a portico within a required front yard setback; and a stationary fireplace within a required rear yard; S/W/cor. 23 Valentine Dr. and Croyden Ct., Albertson, Sec. 9, Blk. 646, Lot 24, R-B District. (R – 01-11-12)

GRANTED